



41 Kings Wharf Mill Street, Wantage, OX12 9NZ

£230,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented two bedroom property ideally situated on a popular development within a short walk of Wantage Town Centre and with the benefit of no onward chain.

This unique home arranged over two floors offers a flexible and contemporary living space and comprises a generous sitting room with two sets of French Doors affording delightful views over a small green. The modern open plan kitchen is well equipped with wall and floor units, built in oven, extractor and gas hob. The remainder of the ground floor comprises a second bedroom which has the versatility to be used as a home office, a bathroom and storage.

The superb 30ft Master Bedroom is nestled in the eaves and has en-suite bathroom facilities and a large dressing area.

The property also has the added advantage of allocated parking within a brick car port.

Ground Rent: £300 annually

Maintenance Charge: £1200 approx. per annum

Lease: 136 years remaining



Some material information to note: Leasehold apartment. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.

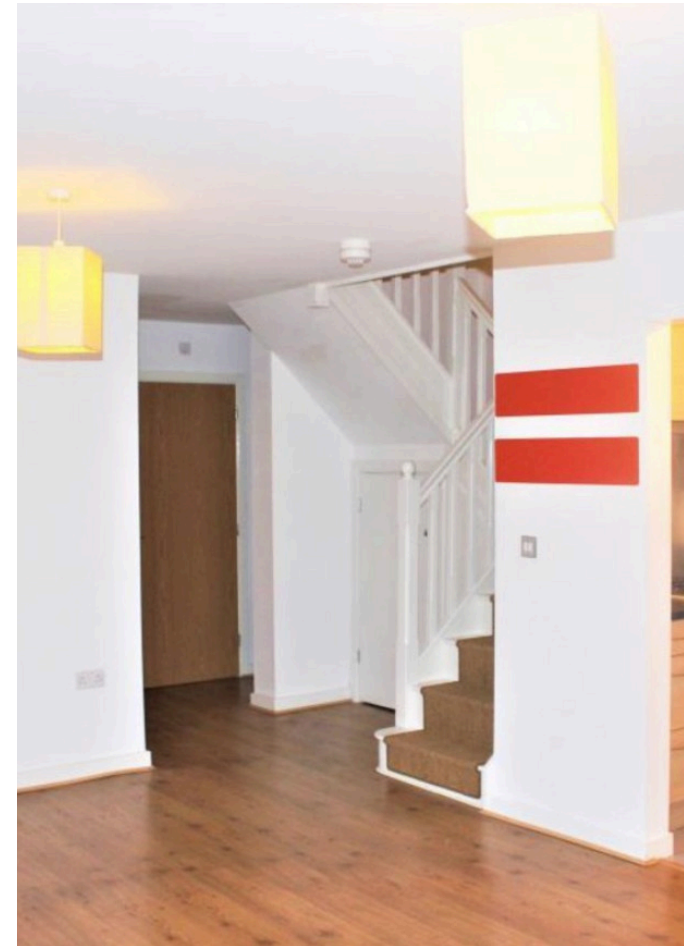


## Key Features

- Two Bedrooms
- Central Wantage location
- Sitting Room
- Ensuite to master bedroom
- Bathroom
- Allocated undercover parking
- Council Tax Band; C, EPC Rating; TBC

## The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



Thomas Merrifield and their clients give notice that:

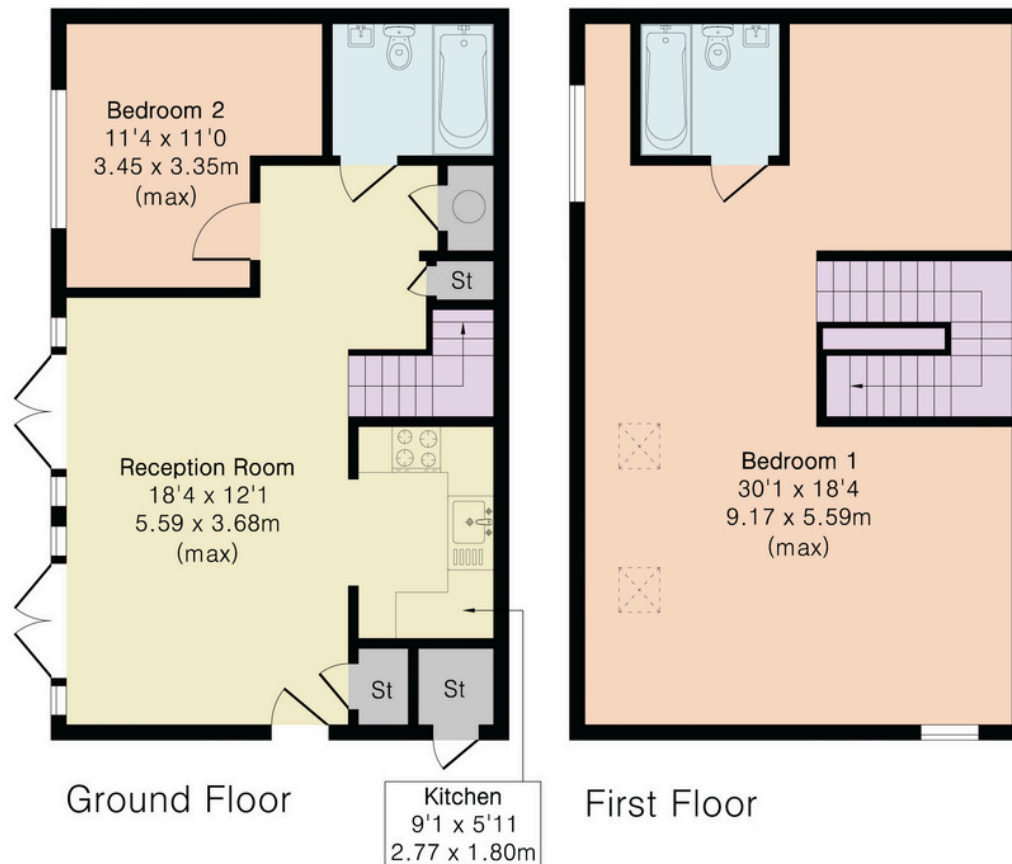
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 1084 sq ft - 100 sq m

Ground Floor Area 542 sq ft – 50 sq m

First Floor Area 542 sq ft – 50 sq m



### Wantage Office

15 Millbrook Square, Grove, Wantage  
Oxfordshire, OX12 7JZ

T 01235 764 444

E [wantage@thomasmerrifield.co.uk](mailto:wantage@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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